



Re: DRC2015-00003 SALMON South County E-Referral, MUP, San Luis Obispo

Michael Stoker to: Schani Siong

07/14/2015 12:59 PM

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

Schani,

Please find the building departments comments for DRC2015-00003 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new single family residence of 5,698 sq. ft. with an attached garage of 1,098 sq. ft and a storage space of 174 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 4) The plans need to show compliance with the Wildland_Urban Interface (WUI) areas as required per California Residential Code Section R327.
- 5) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 6) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 7) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 8) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 9) Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
- 10) A grading and SWPPP plan may be required depending on the total area of disturbance.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543



Mail for PL_Referrals Group

San Luis Obispo County Planning & B...

07/13/2015 03:41:40 PM

From: Mail for PL_Referrals Group
To:
Cc: Marti Fisher/Planning/COSLO@Wings, Donna Hawkins/Planning/COSLO@Wings
Date: 07/13/2015 03:41 PM
Subject: DRC2015-00003 SALMON South County E-Referral, MUP, San Luis Obispo
Sent by: Marti Fisher

**San Luis Obispo County
Planning & Building Department**

DRC2015-00003 SALMON South County E-Referral, MUP, San Luis Obispo

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Schani Siong at 781-4374 or ssiong@co.slo.ca.us.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[Direct link to SALMON referral package](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form
Date: 07/13/2015
Planner: Schani Siong
Applicant Name: SALMON
Case Number: DRC2015-00003

Project Description: MUP
APN(s): 073-333-003

Referral Response:

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

Agencies:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

Community Advisory Groups:

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins
Current Planning
805/788-2009
dhawkins@co.slo.ca.us



CAL FIRE ATTACHMENT 04 SAN LUIS OBISPO FIRE SAFETY PLAN



Date: **July 16, 2015**

Project Number: **DRC2015-00003**

Project City: **San Luis Obispo**

Owner Name: **David Salmon**

City, State, Zip: **San Luis Obispo, CA. 93405**

Agent Name: **Peter Danciar**

City, State, Zip: **San Luis Obispo, CA. 93405**

Project Description: **New 5,698 SF SFD W/ Attached 1,898 SF Garage and 1,098 SF Storage Space.**

Project Location: **1666 Paseo de Caballo**

Cross Street: **Highway 1**

Owner Address: **1666 Paseo de Caballo**

Owner Phone(s): **805-785-0158**

Agent Address: **1750 Prefumo Canyon Road #46**

Agent Phone(s): **805-704-5142**

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3490**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **5** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a **Moderate** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following **CHECKED** standards are required:

<input checked="" type="checkbox"/>	SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
<input checked="" type="checkbox"/>	FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code.
<input checked="" type="checkbox"/>	Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
<input checked="" type="checkbox"/>	Mount spare heads & wrench box in garage or near riser. (1 of each type)
<input type="checkbox"/>	TANK A water storage tank is required that gravity feeds a residential fire connection
<input type="checkbox"/>	gallons of minimum water storage is required for fire protection
<input type="checkbox"/>	Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
<input type="checkbox"/>	Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
<input type="checkbox"/>	Automatic Fill, Sight Gauge & Venting System required
<input type="checkbox"/>	Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
<input type="checkbox"/>	System must gravity drain to the Fire Department Connection
<input type="checkbox"/>	Fire connection shall be located on the approach to the structure(s)
<input type="checkbox"/>	Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
<input type="checkbox"/>	Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
<input type="checkbox"/>	Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
<input type="checkbox"/>	If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
<input type="checkbox"/>	Must maintain a 3 foot clear space around the circumference of the connection at all times
<input type="checkbox"/>	Blue dot reflector must be located near fire connection, visible to approaching vehicles
<input checked="" type="checkbox"/>	HYDRANT A fire hydrant is required that can deliver 1000 gallons per minute for 2 hours.
<input checked="" type="checkbox"/>	****Must submit a completed Community Water System Verification Form
<input checked="" type="checkbox"/>	Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
<input checked="" type="checkbox"/>	Must be located within 8 feet of the roadway
<input checked="" type="checkbox"/>	Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
<input checked="" type="checkbox"/>	Hydrant must be located within 250 feet of the residence.
<input checked="" type="checkbox"/>	Must maintain a 3 foot clear space around the hydrant at all times

<input type="checkbox"/>	ACCESS ROAD A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	DRIVEWAY must be 16 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input checked="" type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input checked="" type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input checked="" type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons
<input checked="" type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input checked="" type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input checked="" type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input checked="" type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input checked="" type="checkbox"/>	Electric gates shall be maintained <u>operational at all times</u> and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input checked="" type="checkbox"/>	Must be setback a minimum of 30 feet from the SLO County maintained road
<input checked="" type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input checked="" type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input checked="" type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input checked="" type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input checked="" type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance <u>and</u> directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: The existing address numbering, driveway, water storage tank, residential fire connection and defensible space must meet all relative minimum standards.	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Inspector

Travis Craig

Fire Captain